

# UNIVERSITY RESEARCH PARK - PIONEER ADDITION

PART OF THE EAST 1/2 OF THE NORTHWEST 1/4; THE NORTH TEN (10) RODS OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4;  
THE NORTH FIFTY (50) RODS OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4;  
ALL IN SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, COUNTY OF DANE, STATE OF WISCONSIN.

NORTHWEST CORNER SECTION 34,  
TOWNSHIP 7 NORTH, RANGE 8 EAST.  
BRASS DISC IN CONCRETE

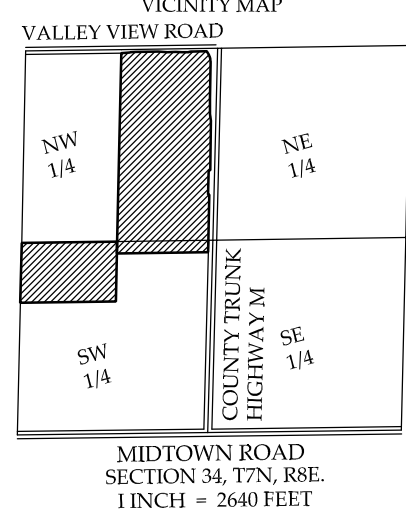
DANE COUNTY  
COORDINATES:  
N: 472294.66  
E: 778855.64

NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 34,  
TOWNSHIP 7 NORTH, RANGE 8 EAST.

NORTH 89° 11' 46" EAST 1319.90'

SCALE 1" = 100'

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY  
COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE  
OF NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 7 NORTH,  
RANGE 8 EAST, BEARING NORTH 89° 11' 46" EAST.



MIDTOWN ROAD  
SECTION 34, T7N, R8E.  
1 INCH = 2640 FEET

- EXISTING EASEMENTS
- EASEMENT 12 WIDTH VARIES  
MADISON GAS AND ELECTRIC CO.  
RECORDED MAY 25, 1967  
DOCUMENT NO. 1185334
  - EASEMENT 13 16.5' WIDE  
RIGHT-OF-WAY EASEMENT  
MID-PLAINS TELEPHONE, INC.  
RECORDED JULY 24, 1996  
DOCUMENT NO. 2781499  
modified by  
PARTIAL ASSIGNMENT OF  
EASEMENT RIGHTS  
WISCONSIN POWER AND LIGHT COMPANY  
RECORDED OCTOBER 15, 2004  
DOCUMENT NO. 3978962
  - EASEMENT 14 WIDTH VARIES  
PERMANENT EASEMENT FOR  
PUBLIC SANITARY SEWER  
AND STORM SEWER PURPOSES  
CITY OF MADISON  
RECORDED APRIL 18, 2001  
DOCUMENT NO. 3308632
  - EASEMENT 15 WIDTH VARIES  
PERMANENT EASEMENT FOR  
PUBLIC SANITARY SEWER AND  
STORM SEWER PURPOSES  
CITY OF MADISON  
RECORDED SEPTEMBER 22, 2005  
DOCUMENT NO. 4111033
  - EASEMENT 17 WIDTH VARIES  
ELECTRIC TRANSMISSION LINE EASEMENT  
AMERICAN TRANSMISSION COMPANY LLC  
RECORDED JUNE 07, 2010, DOCUMENT NO. 4661442
  - EASEMENT 18 8' EASEMENT  
UNDERGROUND ELECTRIC FACILITIES EASEMENT  
WISCONSIN POWER & LIGHT CO.  
RECORDED JULY 14, 2010  
DOCUMENT NO. 4672138
- EASEMENT NOTE 15A  
BY APPROVAL OF THIS PLAT THE CITY OF MADISON  
AND THE UNIVERSITY RESEARCH PARK,  
INCORPORATED, HEREBY AGREE TO VACATE THAT  
PORTION OF THE "PERMANENT EASEMENT FOR PUBLIC  
SANITARY SEWER AND STORM WATER PURPOSES"  
RECORDED SEPTEMBER 22, 2005, AS DOCUMENT NO.  
4111033, LAYING WEST AND SOUTH OF BOYER STREET.



OCTOBER 16, 2012

- ALL STREET RIGHT-OF-WAYS WITHIN THE PLAT BOUNDARY ARE HEREBY DEDICATED TO THE PUBLIC.
- DISTANCES SHOWN ALONG CURVES ARE ARC LENGTHS.
- THE DISTURBANCE OF A LOT CORNER BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.
- COUNTY TRUNK HIGHWAY "M" IS A CONTROLLED ACCESS HIGHWAY PURSUANT TO CHAPTER 79, DANE COUNTY CODE OF ORDINANCES.
- ALL LOTS WITHIN THE SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME OF ISSUANCE OF BUILDING PERMITS.
- ALL UTILITY CABLES ARE TO BE INSTALLED UNDERGROUND. CABLES, PEDESTALS, AND TRANSFORMERS ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD NOT DISTURB ANY SURVEY STAKE.
- THE DEVELOPER OF THIS SUBDIVISION SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND ONGOING MAINTENANCE OF THE OFF-STREET, PRIVATELY-CONSTRUCTED PEDESTRIAN-BIKE PATHS LOCATED THROUGHOUT THE PLAT. THESE PRIVATELY-CONSTRUCTED PEDESTRIAN-BIKE PATHS SHALL BE BUILT TO A MINIMUM WIDTH OF 4 FEET AND IF UNPAVED, SHALL BE CONSTRUCTED OF WOOD CHIPS, GRASS, OR CRUSHED GRAVEL. THE TIMING OF THE CONSTRUCTION OF THESE OFF-STREET, PRIVATELY-CONSTRUCTED PEDESTRIAN-BIKE PATHS SHALL CONCLUDE WITH THE CONSTRUCTION OF OTHER SUBDIVISION IMPROVEMENTS ADJACENT TO THESE PATHS. THE DEVELOPER, THEIR SUCCESSORS OR ASSIGNS AGREE TO NOT LIMIT ACCESS OR USE OF THESE OFF-STREET PEDESTRIAN-BIKE PATHS.

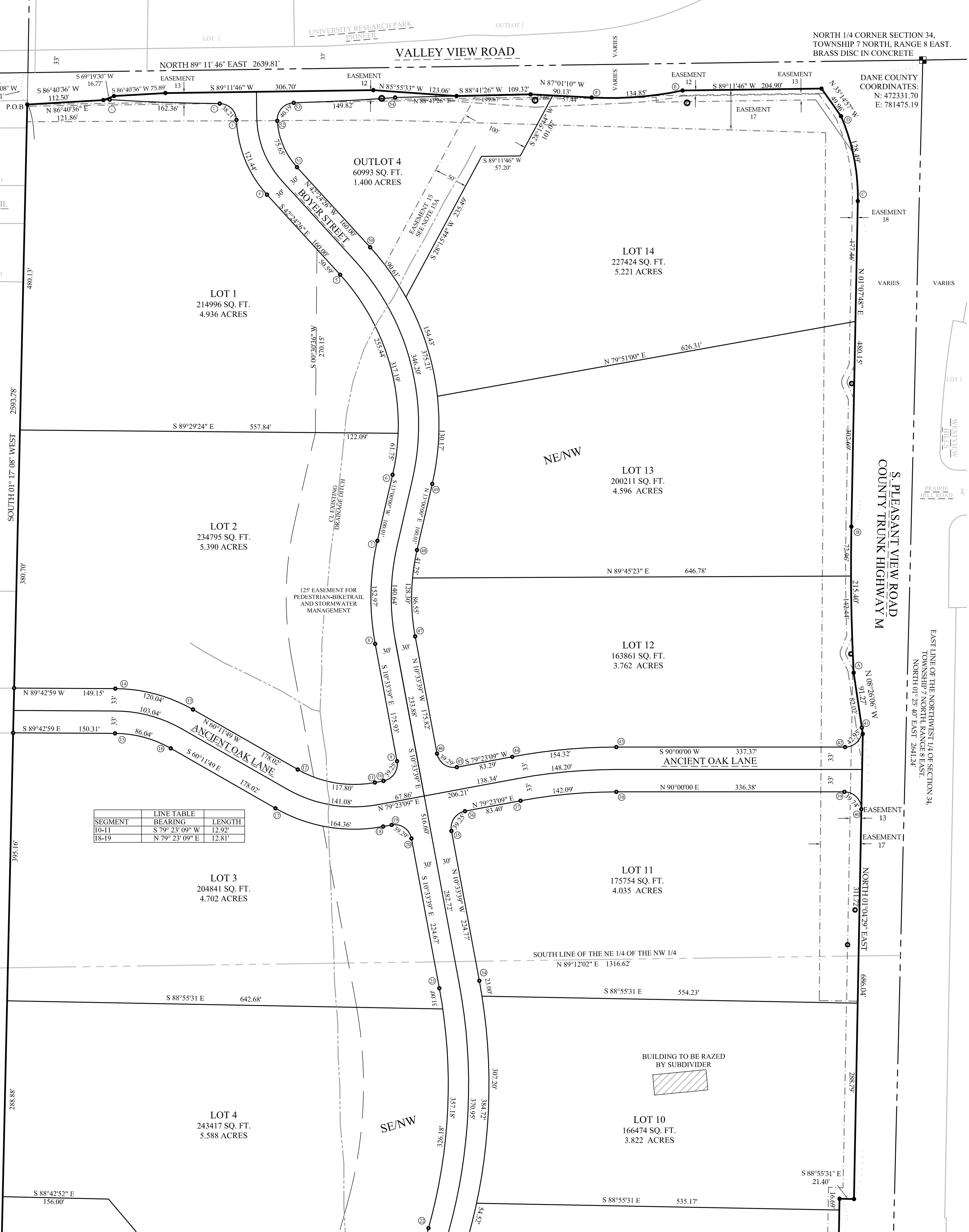
SEGMENT	BEARING	LENGTH
10-11	S 79° 23' 09" W	12.92'
18-19	N 79° 23' 09" E	12.81'

- LEGEND
- SECTION CORNER MONUMENT
  - IRON REBAR FOUND
  - 2" x 18" IRON PIPE SET, WEIGHING 3.65 LBS/FOOT
  - ALL OTHER LOT CORNERS ARE MARKED BY 3/4" x 18" REBAR SET, WEIGHING 1.13 LB/FOOT.
  - ALL INTERIOR ROAD AND LOT MONUMENTS WILL BE SET UPON COMPLETION OF THE NEW ROAD CONSTRUCTION.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_

Department of Administration



**Foth Infrastructure & Environment, LLC**  
2514 S. 102nd Street  
Suite 278, Lincoln Center II  
West Allis, WI 53227  
Phone: 414-336-7900 Fax: 414-336-7901

REUSE OF DOCUMENTS  
THIS DOCUMENT HAS BEEN DEVELOPED FOR A SPECIFIC APPLICATION AND IS NOT TO BE REUSED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN APPROVAL OF FOTH INFRASTRUCTURE AND ENVIRONMENT, LLC. UNAPPROVED USE IS THE SOLE RESPONSIBILITY OF THE UNAUTHORIZED USER.

**UNIVERSITY RESEARCH PARK  
PIONEER ADDITION**

**UNIVERSITY RESEARCH PARK, INC.  
MADISON, WI**

DANE COUNTY  
CITY OF MADISON, WISCONSIN

REVISION / ISSUE		DESCRIPTION	
NO.	DATE	BY	DATE
1		JSH	10/2011
2		JSH	9/2012
3		JSH	9/2012
4			
5			
6			
7			

DATE OF PREPARATION

BY	DATE
SURVEYED JSH	10/2011
DRAWN JSH	9/2012
DESIGNED JSH	9/2012
CHECKED .	.

HORIZONTAL SCALE: 1"=100'

0 100' 200'

PROJECT ID 11J021

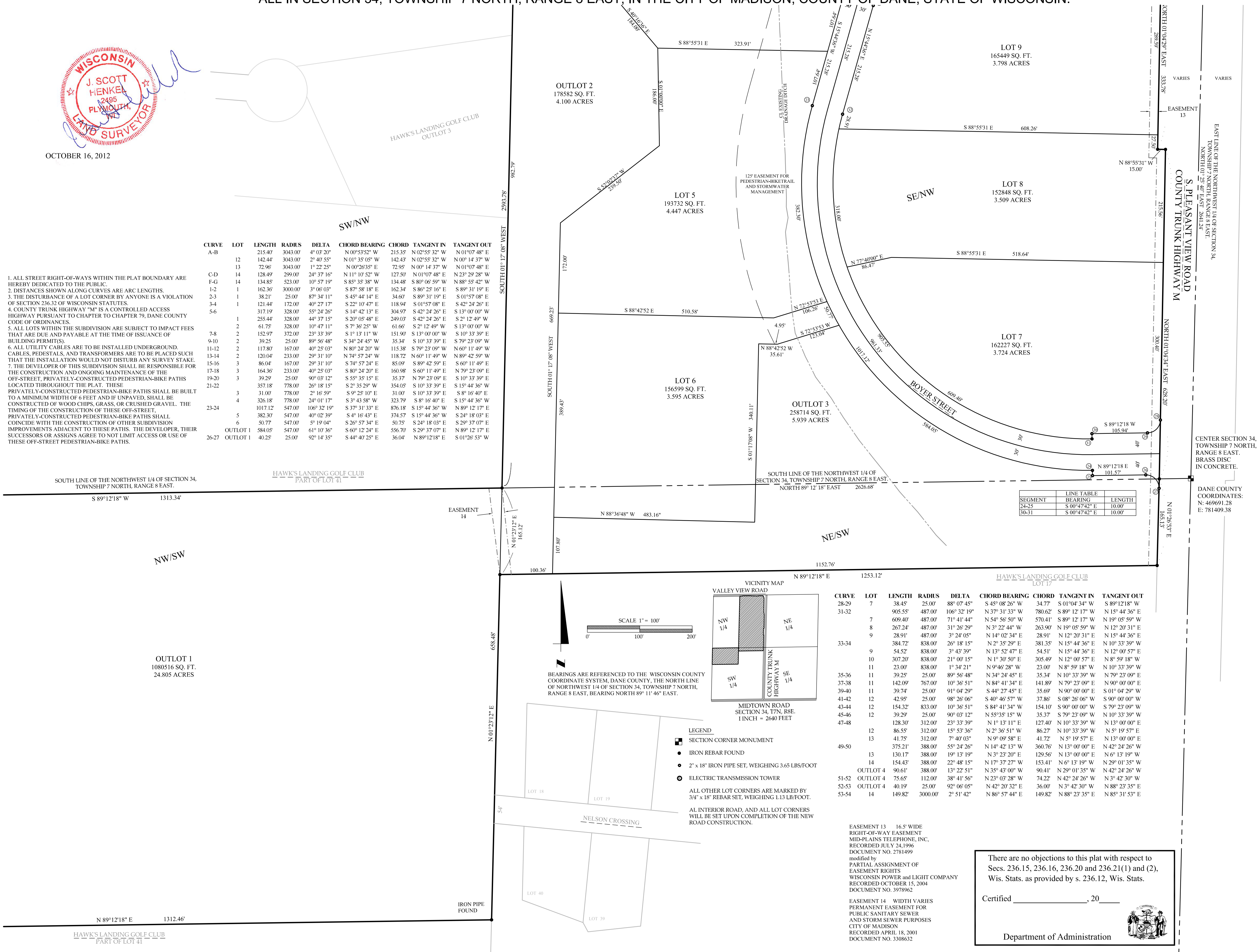
SHEET  
1 of 3

# UNIVERSITY RESEARCH PARK - PIONEER ADDITION

PART OF THE EAST 1/2 OF THE NORTHWEST 1/4; THE NORTH TEN (10) RODS OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4;  
 THE NORTH FIFTY (50) RODS OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4;  
 ALL IN SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, COUNTY OF DANE, STATE OF WISCONSIN.



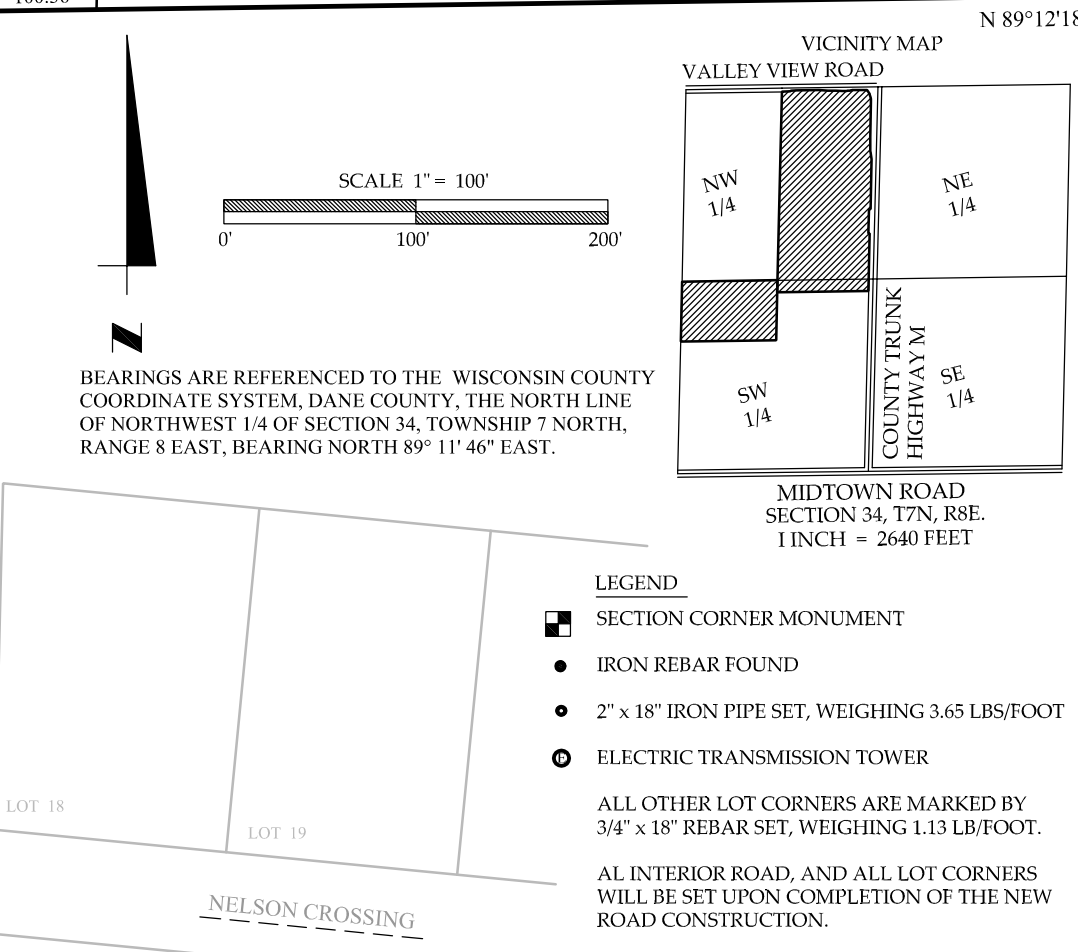
OCTOBER 16, 2012



CURVE	LOT	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
A-B	12	215.47	3043.07	4° 03' 20"	N 00° 53' 52" W	215.35	N 02° 55' 32" W	N 01° 07' 48" E
	13	142.44	3043.07	2° 40' 55"	N 01° 35' 05" W	142.43	N 02° 55' 32" W	N 00° 14' 37" W
	13	72.96	3043.07	1° 22' 25"	N 00° 26' 35" E	72.95	N 00° 14' 37" W	N 01° 07' 48" E
C-D	14	128.49	299.07	24° 37' 16"	N 11° 10' 52" W	127.50	N 01° 07' 48" E	N 23° 29' 28" W
F-G	14	134.85	523.07	10° 57' 19"	S 89° 35' 38" W	134.85	S 89° 06' 59" W	N 80° 55' 42" W
	1-2	162.36	3000.07	3° 06' 03"	S 87° 58' 18" E	162.34	S 86° 25' 16" E	S 89° 31' 19" E
	2-3	38.21	25.00	87° 34' 11"	S 45° 44' 14" E	34.60	S 89° 31' 19" E	S 01° 57' 08" E
	3-4	121.44	172.00	40° 27' 17"	S 22° 10' 47" E	118.94	S 01° 57' 08" E	S 42° 24' 26" E
	5-6	317.19	328.00	55° 24' 26"	S 14° 42' 13" E	304.97	S 42° 24' 26" E	S 15° 00' 00" W
	1	255.44	328.00	44° 37' 15"	S 20° 05' 48" E	249.03	S 42° 24' 26" E	S 2° 12' 49" W
	2	61.75	328.00	10° 47' 11"	S 7° 36' 25" W	61.66	S 2° 12' 49" W	S 13° 00' 00" W
	7-8	152.97	372.00	23° 33' 39"	S 1° 13' 11" W	151.90	S 13° 00' 00" W	S 10° 33' 39" E
	9-10	39.25	25.00	89° 56' 48"	S 34° 24' 45" W	35.34	S 10° 33' 39" E	S 79° 23' 09" W
	11-12	117.87	167.00	40° 25' 03"	N 80° 24' 20" W	115.38	S 79° 23' 09" W	N 60° 11' 49" W
	13-14	120.04	233.00	29° 31' 10"	N 74° 57' 24" W	118.72	N 60° 11' 49" W	N 89° 42' 59" W
	15-16	86.04	167.00	29° 31' 10"	S 74° 57' 24" E	85.09	S 89° 42' 59" W	S 60° 11' 49" E
	17-18	164.36	233.00	40° 25' 03"	S 80° 24' 20" E	160.98	S 60° 11' 49" E	N 79° 23' 09" E
	19-20	39.29	25.00	90° 03' 12"	S 55° 35' 15" E	35.37	N 79° 23' 09" E	S 10° 33' 39" E
	21-22	357.18	778.00	26° 18' 15"	S 2° 35' 29" W	354.05	S 10° 33' 39" E	S 15° 44' 36" W
	3	31.00	778.00	2° 16' 59"	S 9° 25' 10" E	31.00	S 10° 33' 39" E	S 8° 16' 40" E
	4	326.18	778.00	24° 01' 17"	S 3° 43' 58" W	323.79	S 8° 16' 40" E	S 15° 44' 36" W
	23-24	1017.12	547.00	106° 32' 19"	S 37° 31' 33" E	876.18	S 15° 44' 36" W	N 89° 12' 17" E
	5	382.30	547.00	40° 02' 39"	S 4° 16' 43" E	374.57	S 15° 44' 36" W	S 47° 18' 03" E
	6	50.77	547.00	5° 19' 04"	S 26° 57' 34" E	50.75	S 24° 18' 03" E	S 29° 37' 07" E
	OUTLOT 1	584.05	547.00	61° 10' 36"	S 60° 12' 24" E	556.70	S 29° 37' 07" E	N 89° 12' 17" E
	OUTLOT 1	40.25	25.00	92° 14' 35"	S 44° 40' 25" E	36.04	N 89° 12' 17" E	S 01° 26' 53" W

- ALL STREET RIGHT-OF-WAYS WITHIN THE PLAT BOUNDARY ARE HEREBY DEDICATED TO THE PUBLIC.
- DISTANCES SHOWN ALONG CURVES ARE ARC LENGTHS.
- THE DISTURBANCE OF A LOT CORNER BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.
- COUNTY TRUNK HIGHWAY "M" IS A CONTROLLED ACCESS HIGHWAY PURSUANT TO CHAPTER 79, DANE COUNTY CODE OF ORDINANCES.
- ALL LOTS WITHIN THE SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME OF ISSUANCE OF BUILDING PERMITS.
- ALL UTILITY CABLES ARE TO BE INSTALLED UNDERGROUND. CABLES, PEDESTALS, AND TRANSFORMERS ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD NOT DISTURB ANY SURVEY STAKE.
- THE DEVELOPER OF THIS SUBDIVISION SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND ONGOING MAINTENANCE OF THE OFF-STREET, PRIVATELY-CONSTRUCTED PEDESTRIAN-BIKE PATHS LOCATED THROUGHOUT THE PLAT. THESE PRIVATELY-CONSTRUCTED PEDESTRIAN-BIKE PATHS SHALL BE BUILT TO A MINIMUM WIDTH OF 6 FEET AND IF UNPAVED, SHALL BE CONSTRUCTED OF WOOD CHIPS, GRASS, OR CRUSHED GRAVEL. THE TIMING OF THE CONSTRUCTION OF THESE OFF-STREET, PRIVATELY-CONSTRUCTED PEDESTRIAN-BIKE PATHS SHALL COINCIDE WITH THE CONSTRUCTION OF OTHER SUBDIVISION IMPROVEMENTS ADJACENT TO THESE PATHS. THE DEVELOPER, THEIR SUCCESSORS OR ASSIGNS AGREE TO NOT LIMIT ACCESS OR USE OF THESE OFF-STREET PEDESTRIAN-BIKE PATHS.

SEGMENT	BEARING	LENGTH
24-25	S 00° 47' 42" E	10.00'
30-31	S 00° 47' 42" E	10.00'



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, BEARING NORTH 89° 11' 46" EAST.

- LEGEND
- SECTION CORNER MONUMENT
  - IRON REBAR FOUND
  - 2" x 18" IRON PIPE SET, WEIGHING 3.65 LBS/FOOT
  - ELECTRIC TRANSMISSION TOWER
- ALL OTHER LOT CORNERS ARE MARKED BY 3/4" x 18" REBAR SET, WEIGHING 1.13 LB/FOOT.
- ALL INTERIOR ROAD, AND ALL LOT CORNERS WILL BE SET UP ON COMPLETION OF THE NEW ROAD CONSTRUCTION.

CURVE	LOT	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD	TANGENT IN	TANGENT OUT
26-29	7	38.45	25.00	88° 07' 45"	S 45° 08' 26" W	34.77	S 01° 04' 24" W	S 89° 12' 18" W
31-32	7	609.40	487.00	106° 02' 19"	N 37° 31' 33" W	780.62	S 89° 12' 17" W	S 89° 12' 18" W
	8	267.24	487.00	31° 26' 29"	N 3° 22' 44" E	263.90	N 19° 05' 59" W	N 12° 20' 31" E
	9	28.91	487.00	3° 24' 05"	N 14° 02' 34" E	28.91	N 12° 20' 31" E	N 15° 44' 36" E
33-34	9	384.72	838.00	26° 18' 15"	N 2° 35' 29" E	381.35	N 15° 44' 36" E	N 10° 33' 39" W
	10	54.52	838.00	3° 43' 39"	N 13° 52' 47" E	54.51	N 15° 44' 36" E	N 12° 00' 57" E
	9	307.20	838.00	21° 00' 15"	N 1° 30' 50" E	305.49	N 12° 00' 57" E	N 8° 59' 18" W
	11	23.00	838.00	1° 34' 21"	N 94° 06' 28" W	23.00	N 8° 59' 18" W	N 10° 33' 39" W
35-36	11	39.25	25.00	89° 56' 48"	N 34° 24' 45" E	35.34	N 10° 33' 39" W	N 79° 23' 09" E
37-38	11	142.09	767.00	10° 36' 51"	N 84° 41' 34" E	141.89	N 79° 23' 09" E	N 90° 00' 00" E
39-40	11	39.74	25.00	91° 04' 29"	S 44° 27' 45" E	35.69	N 90° 00' 00" E	S 01° 04' 29" W
41-42	12	42.95	25.00	98° 26' 06"	S 40° 46' 57" W	37.86	S 08° 26' 06" W	S 90° 00' 00" W
43-44	12	154.32	833.00	10° 36' 51"	S 84° 41' 34" W	154.10	S 90° 00' 00" W	S 79° 23' 09" W
45-46	12	39.29	25.00	90° 03' 12"	N 55° 35' 15" W	35.37	S 79° 23' 09" W	N 10° 33' 39" W
47-48	12	128.20	312.00	23° 33' 39"	N 1° 13' 11" E	127.40	N 10° 33' 39" W	N 13° 00' 00" E
	12	86.55	312.00	15° 53' 36"	N 25° 36' 51" W	86.27	N 10° 33' 39" W	N 55° 19' 57" E
	13	41.75	312.00	7° 40' 03"	N 9° 09' 58" E	41.72	N 5° 19' 57" E	N 13° 00' 00" E
49-50	13	375.21	388.00	55° 24' 26"	N 14° 42' 13" W	360.76	N 13° 00' 00" E	N 42° 24' 26" W
	13	130.17	388.00	19° 13' 19"	N 3° 23' 20" E	129.56	N 13° 00' 00" E	N 6° 13' 19" W
	14	154.43	388.00	22° 48' 15"	N 17° 37' 27" W	153.41	N 6° 13' 19" W	N 29° 01' 35" W
OUTLOT 4	90.61	388.00	13° 22' 51"	N 35° 43' 00" W	90.41	N 29° 01' 35" W	N 42° 24' 26" W	
51-52	OUTLOT 4	75.65	112.00	38° 41' 56"	N 25° 03' 28" W	74.22	N 42° 24' 26" W	N 3° 42' 30" W
52-53	OUTLOT 4	40.19	25.00	92° 06' 05"	N 42° 20' 32" E	36.00	N 3° 42' 30" W	N 88° 23' 35" E
53-54	14	149.82	3000.00	2° 51' 42"	N 86° 57' 44" E	149.82	N 88° 23' 35" E	N 85° 31' 53" E

EASEMENT 13 - 16.5' WIDE RIGHT-OF-WAY EASEMENT MID-PLAINS TELEPHONE, INC. RECORDED JULY 24, 1996. DOCUMENT NO. 2781499 modified by PARTIAL ASSIGNMENT OF EASEMENT RIGHTS WISCONSIN POWER AND LIGHT COMPANY RECORDED OCTOBER 15, 2004. DOCUMENT NO. 3978962

EASEMENT 14 - WIDTH VARIES PERMANENT EASEMENT FOR PUBLIC SANITARY SEWER AND STORM SEWER PURPOSES CITY OF MADISON RECORDED APRIL 18, 2001. DOCUMENT NO. 3308632

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration

**Foth Infrastructure & Environment, LLC**  
 2514 S. 102nd Street  
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**UNIVERSITY RESEARCH PARK  
 PIONEER ADDITION**

**UNIVERSITY RESEARCH PARK, INC.  
 MADISON, WI**

CITY OF MADISON, WISCONSIN

DANE COUNTY

NO.	BY	DATE	REVISION / ISSUE DESCRIPTION
1	JSH	10/16/12	DATE OF PREPARATION
2	JSH	10/20/11	SURVEYED
3	JSH	9/20/12	DRAWN
4	JSH	9/20/12	DESIGNED
5	.	.	CHECKED

HORIZONTAL SCALE: 1"=100'

PROJECT ID 11J021

SHEET 2 of 3

# UNIVERSITY RESEARCH PARK - PIONEER ADDITION

PART OF THE EAST 1/2 OF THE NORTHWEST 1/4; THE NORTH TEN (10) RODS OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4;  
THE NORTH FIFTY (50) RODS OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4;  
ALL IN SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, COUNTY OF DANE, STATE OF WISCONSIN.

I, J. SCOTT HENKEL, hereby certify:

THAT I have surveyed, divided, and mapped the UNIVERSITY RESEARCH PARK - PIONEER ADDITION, being a subdivision of:

PART THE EAST 1/2 OF THE NORTHWEST 1/4; THE NORTH TEN (10) RODS OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE NORTH FIFTY (50) RODS OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 ALL IN SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, IN THE CITY OF MADISON, COUNTY OF DANE, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST;  
THENCE NORTH 89°11'46" EAST, 1319.90 FEET, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34, TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 34;  
THENCE SOUTH 01°17'08" WEST, 47.01 FEET, ALONG SAID WEST LINE TO THE SOUTH LINE OF VALLEY VIEW ROAD AND THE POINT OF BEGINNING;  
THENCE CONTINUE SOUTH 01°17'08" WEST, 2593.78 FEET, ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34;  
THENCE SOUTH 89°12'18" WEST, 1313.34 FEET, ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 34;  
THENCE SOUTH 01°19'31" WEST, 823.56 FEET, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 34;  
THENCE NORTH 89°12'18" EAST, 1312.46 FEET, TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 34;  
THENCE NORTH 01°23'12" EAST, 658.48 FEET, ALONG SAID EAST LINE;  
THENCE NORTH 89°12'18" EAST, 1253.12 FEET, ALONG THE NORTH LINE LOT 17 OF HAWKS LANDING GOLF CLUB TO THE WEST LINE OF COUNTY TRUNK HIGHWAY M;  
THENCE NORTH 01°29'53" EAST, 165.13 FEET, ALONG SAID WEST LINE TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 34;  
THENCE NORTH 01°04'34" EAST, 628.20 FEET, ALONG SAID WEST LINE;  
THENCE NORTH 88°55'31" WEST, 15.00 FEET, ALONG SAID WEST LINE;  
THENCE NORTH 01°04'29" EAST, 333.78 FEET, ALONG SAID WEST LINE;  
THENCE SOUTH 88°55'31" EAST, 21.40 FEET, ALONG SAID WEST LINE;  
THENCE NORTH 01°04'29" EAST, 686.04 FEET, ALONG SAID WEST LINE;  
THENCE NORTH 08°26'06" WEST, 91.27 FEET, ALONG SAID WEST LINE;  
THENCE ALONG SAID WEST LINE BEING THE ARC OF A CURVE BEARING TO THE RIGHT, 215.40 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 00°53'52" WEST, 215.35 FEET, AND A RADIUS OF 3043.00 FEET;  
THENCE NORTH 01°07'48" EAST, 480.15 FEET, ALONG SAID WEST LINE;  
THENCE ALONG SAID WEST LINE BEING THE ARC OF A CURVE BEARING TO THE LEFT, 128.49 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 11°10'52" WEST, 127.50 FEET, AND A RADIUS OF 299.00 FEET;  
THENCE NORTH 35°14'57" WEST, 49.96 FEET, ALONG SAID WEST LINE TO THE SOUTH LINE OF VALLEY VIEW ROAD;  
THENCE SOUTH 89°11'46" WEST, 204.90 FEET, ALONG SAID SOUTH LINE;  
THENCE ALONG SAID SOUTH LINE BEING THE ARC OF A CURVE BEARING TO THE RIGHT, 134.85 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 85°35'38" WEST, 134.48 FEET, AND A RADIUS OF 523.00 FEET;  
THENCE NORTH 87°01'10" WEST, 90.13 FEET, ALONG SAID SOUTH LINE;  
THENCE SOUTH 88°41'26" WEST, 109.32 FEET, ALONG SAID SOUTH LINE;  
THENCE NORTH 85°55'33" WEST, 123.06 FEET, ALONG SAID SOUTH LINE;  
THENCE SOUTH 89°11'46" WEST, 306.70 FEET, ALONG SAID SOUTH LINE;  
THENCE SOUTH 86°40'36" WEST, 75.89 FEET, ALONG SAID SOUTH LINE;  
THENCE SOUTH 69°19'30" WEST, 16.77 FEET, ALONG SAID SOUTH LINE;  
THENCE SOUTH 86°40'36" WEST, 112.50 FEET, ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING;

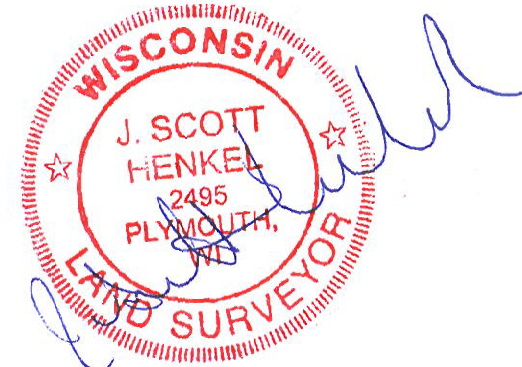
SAID PARCEL CONTAINS 103.677 ACRES, MORE OR LESS.

THAT I have made such survey, land division, and plat at the direction of UNIVERSITY RESEARCH PARK, INCORPORATED, the owner of said land.

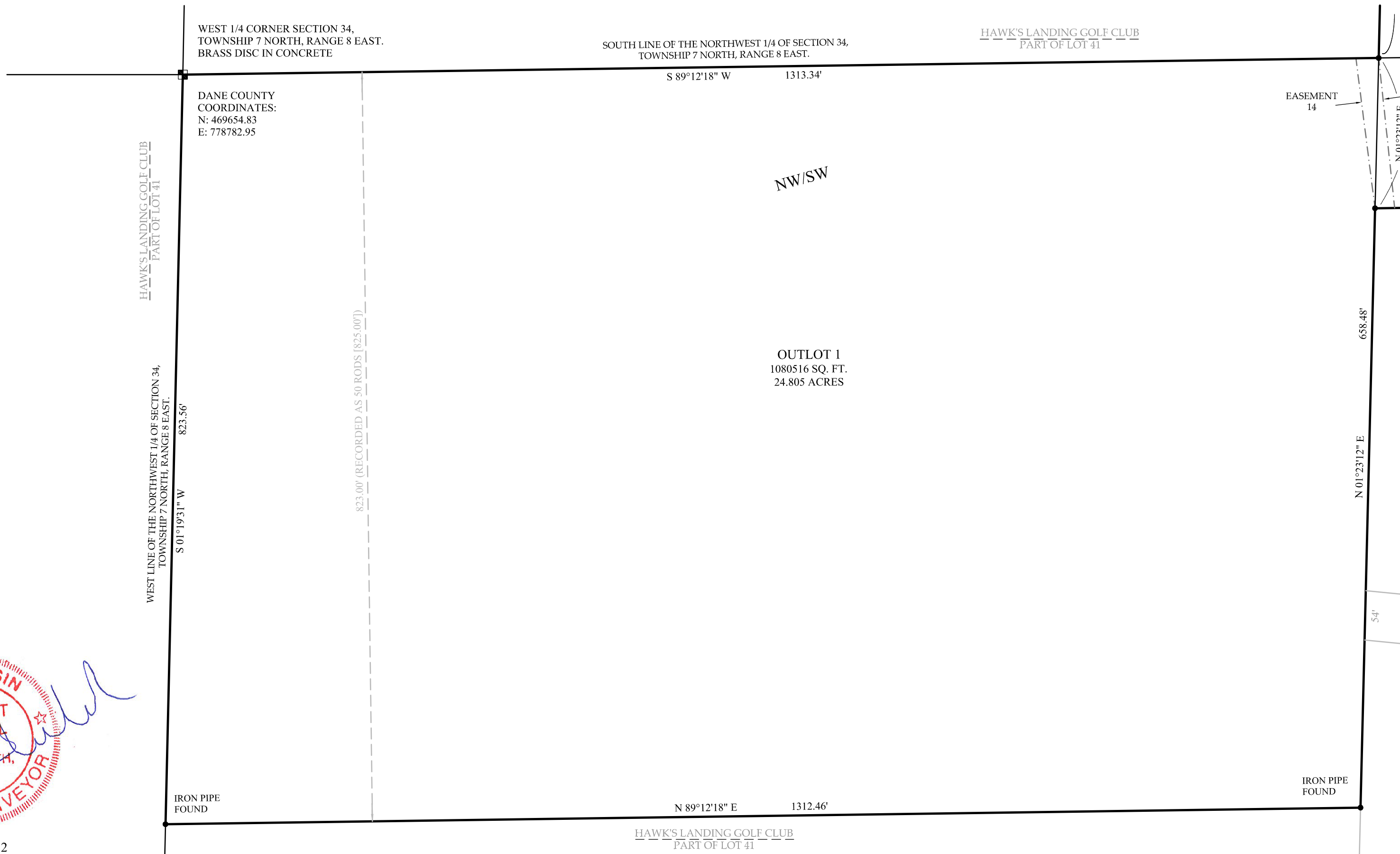
THAT such plat is a correct representation of all exterior boundaries of land surveyed and the land division thereof made.

THAT I am in full compliance with the provisions of Chapter 236, Wisconsin State Statutes.

J. Scott Henkel, RLS S-2495-008



OCTOBER 16, 2012



### CITY OF MADISON COMMON COUNCIL CERTIFICATE

RESOLVED THAT THIS PLAT KNOWN AS "UNIVERSITY RESEARCH PARK - PIONEER ADDITION", LOCATED IN THE CITY OF MADISON WAS HEREBY APPROVED BY ENACTMENT No. RES - \_\_\_\_\_, FILE ID No. \_\_\_\_\_, ADOPTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AND THAT SAID ENACTMENT FURTHER PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS DEDICATED AND RIGHTS CONVEYED BY SAID PLAT TO THE CITY OF MADISON FOR PUBLIC USE.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

MARIBETH WITZEL-BEHL, CLERK, CITY OF MADISON, DANE COUNTY, WISCONSIN  
DATE \_\_\_\_\_

### CITY OF MADISON TREASURER CERTIFICATE

I, DAVID GAWENDA, BEING DULY APPOINTED, QUALIFIED, AND ACTING TREASURER OF THE CITY OF MADISON, DANE COUNTY, WISCONSIN, DO HEREBY CERTIFY THAT, IN ACCORDANCE WITH THE RECORDS OF MY OFFICE THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ ON ANY OF THE LANDS INCLUDED IN THE PLAT OF THE "UNIVERSITY RESEARCH PARK - PIONEER ADDITION".

DAVID GAWENDA, TREASURER, CITY OF MADISON, DANE COUNTY, WISCONSIN  
DATE \_\_\_\_\_

### DANE COUNTY TREASURER CERTIFICATE

I, DAVID WORZALA, BEING THE DULY APPOINTED, QUALIFIED, AND ACTING TREASURER OF THE COUNTY OF DANE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AFFECTING THE LANDS INCLUDED IN THE PLAT OF "UNIVERSITY RESEARCH PARK - PIONEER ADDITION".

DAVID WORZALA, TREASURER, DANE COUNTY, WISCONSIN  
DATE \_\_\_\_\_

### DANE COUNTY REGISTER OF DEEDS CERTIFICATE

RECEIVED FOR RECORDING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M., AND RECORDED IN VOLUME \_\_\_\_\_ OF PLATS, ON PAGES \_\_\_\_\_ THROUGH \_\_\_\_\_, AS DOCUMENT NUMBER \_\_\_\_\_.

KRISTI CHLEBOWSKI, REGISTER OF DEEDS, DANE COUNTY, WISCONSIN

### CORPORATE OWNER'S CERTIFICATE

THE BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID BOARD HAS CAUSED THE LANDS DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. SAID BOARD FURTHER CERTIFIES THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

COMMON COUNCIL, CITY OF MADISON  
DANE COUNTY ZONING AND LAND REGULATION COMMITTEE  
STATE OF WISCONSIN DEPARTMENT OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, BRENT SMITH, AND ITS CORPORATE SEAL AFFIXED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BRENT SMITH, PRESIDENT, THE BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM

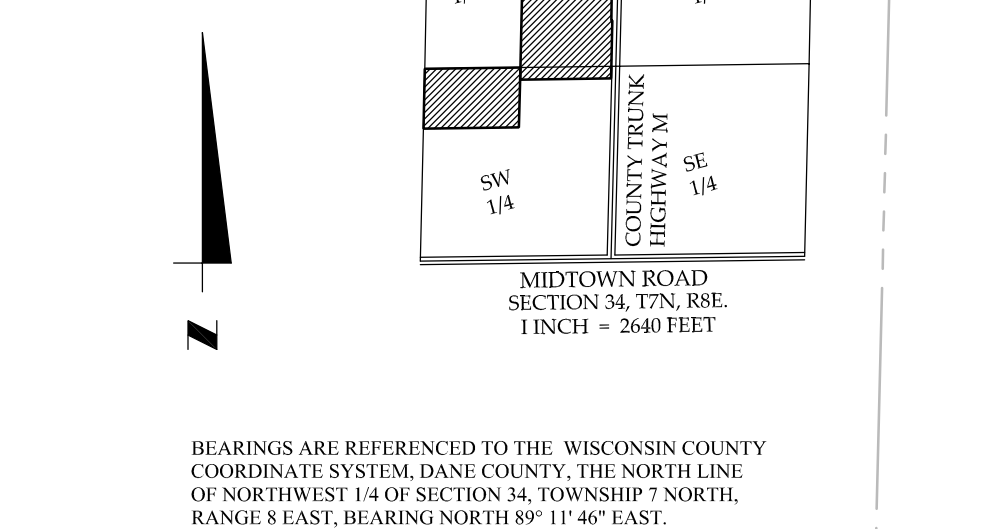
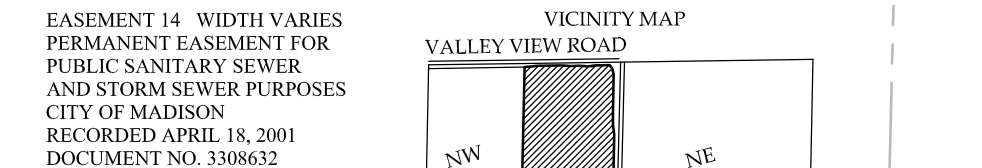
STATE OF WISCONSIN ) ss  
COUNTY OF DANE ) ss

PERSONALLY CAME BEFORE ME ON THIS \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_, THE ABOVE NAMED BRENT SMITH, PRESIDENT OF THE BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

- ALL STREET RIGHT-OF-WAYS WITHIN THE PLAT BOUNDARY ARE HEREBY DEDICATED TO THE PUBLIC.
- DISTANCES SHOWN ALONG CURVES ARE ARC LENGTHS.
- THE DISTURBANCE OF A LOT CORNER BY ANYONE IS A VIOLATION OF SECTION 236.22 OF WISCONSIN STATUTES.
- COUNTY TRUNK HIGHWAY "M" IS A CONTROLLED ACCESS HIGHWAY PURSUANT TO CHAPTER TO CHAPTER 79, DANE COUNTY CODE OF ORDINANCES.
- ALL LOTS WITHIN THE SUBDIVISION ARE SUBJECT TO IMPACT FEES THAT ARE DUE AND PAYABLE AT THE TIME OF ISSUANCE OF BUILDING PERMITS.
- ALL UTILITY CABLES ARE TO BE INSTALLED UNDERGROUND. CABLES, PEDESTALS, AND TRANSFORMERS ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD NOT DISTURB ANY SURVEY STAKE.
- THE DEVELOPER OF THIS SUBDIVISION SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND ONGOING MAINTENANCE OF THE OFF-STREET, PRIVATELY-CONSTRUCTED PEDESTRIAN-BIKE PATHS LOCATED THROUGHOUT THE PLAT. THESE PRIVATELY-CONSTRUCTED PEDESTRIAN-BIKE PATHS SHALL BE BUILT TO A MINIMUM WIDTH OF 6 FEET AND IF UNPAVED, SHALL BE CONSTRUCTED OF WOOD CHIPS, GRASS, OR CRUSHED GRAVEL. THE TIMING OF THE CONSTRUCTION OF THESE OFF-STREET, PRIVATELY-CONSTRUCTED PEDESTRIAN-BIKE PATHS SHALL COINCIDE WITH THE CONSTRUCTION OF OTHER SUBDIVISION IMPROVEMENTS ADJACENT TO THESE PATHS. THE DEVELOPER, THEIR SUCCESSORS OR ASSIGNS AGREE TO NOT LIMIT ACCESS OR USE OF THESE OFF-STREET PEDESTRIAN-BIKE PATHS.



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, THE NORTH LINE OF NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 7 NORTH, RANGE 8 EAST, BEARING NORTH 89° 11' 46" EAST.

- LEGEND
- SECTION CORNER MONUMENT
  - IRON REBAR FOUND
  - 2" x 18" IRON PIPE SET, WEIGHING 3.65 LBS/FOOT
  - ALL OTHER LOT CORNERS ARE MARKED BY 3/4" x 18" REBAR SET, WEIGHING 1.13 LB/FOOT.
  - ALL INTERIOR ROAD, AND ALL LOT CORNERS WILL BE SET UPON COMPLETION OF THE NEW ROAD CONSTRUCTION.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration

**Foth Infrastructure & Environment, LLC**  
2514 S. 102nd Street  
Suite 278, Lincoln Center II  
West Allis, WI 53227  
Phone: 414-336-7900 Fax: 414-336-7901

REUSE OF DOCUMENTS  
THIS DOCUMENT HAS BEEN DEVELOPED FOR A SPECIFIC APPLICATION AND IS NOT BEING REUSED FOR ANY OTHER APPLICATION. THE USER OF THIS DOCUMENT ASSUMES ALL LIABILITY FOR THE ACCURACY OF THE INFORMATION AND THE USER'S RESPONSIBILITY OF THE UNAUTHORIZED USER.

**UNIVERSITY RESEARCH PARK  
PIONEER ADDITION**

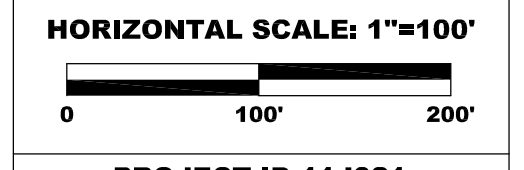
**UNIVERSITY RESEARCH PARK, INC.  
MADISON, WI**

**CITY OF MADISON, WISCONSIN**

**DANE COUNTY**

NO.	BY	DATE	REVISION / ISSUE DESCRIPTION
1	JSH	10/16/12	INITIAL SURVEY
2	JSH	10/16/12	REVISION 1
3	JSH	10/16/12	REVISION 2
4	JSH	10/16/12	REVISION 3
5	JSH	10/16/12	REVISION 4
6	JSH	10/16/12	REVISION 5

DATE OF PREPARATION		
	BY	DATE
SURVEYED	JSH	10/2011
DRAWN	JSH	9/2012
DESIGNED	JSH	9/2012
CHECKED	.	.



PROJECT ID 11J021

**SHEET  
3 of 3**